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Staci L. Santucci, Esq.

First Assistant County Counsel

Joseph Barilla, P.P.

Planning Board Director

(973) 829-8120

FAX (973) 326-9025

EMAIL: jbarilla@co.morris.nj.us

July 14, 2021

Kali Tsimboukis, Secretary
Township of Chatham Planning Board
58 Meyersville Road
Chatham, NJ 07928

SITE PLAN REPORT

NAME: "Chatham Family Apartments" (6/14/2021)
LOCATION: 522 Southern Boulevard (County Route 647)
FILE NUMBER: 2021-5-4-SP-0

ADVISORY REVIEW

This site plan is for the redevelopment of a 3.2-acre commercial property into a three-structure apartment complex with 62 affordable units and one caretaker unit. The property was formerly used as a restaurant. All of the existing improvements on the property are proposed to be removed. A total of 95 parking spaces are proposed. This property is located within the B-1 (business) zone but Municipal ordinance #2020-17 was adopted to allow for a 100% municipally sponsored family rental affordable housing development as part of its Affordable Housing Settlement Plan.

Project amenities include a tot lot, club house (including patio with grills & tables), and a half-court basketball court. There are two Municipal parks in close proximity (Nash Park on Southern Boulevard and Shunpike Field on Shunpike Road) to this development. This site is also a short walk from the Chatham Mall and Hickory Square Shopping Center, providing a variety of retail establishments.

An existing full access driveway connection to Southern Boulevard will be upgraded and used for site access. A sidewalk is located along the Southern Blvd frontage. ADA compliant curb ramps will need to be constructed at the driveway crossing. The proposed driveway configuration is acceptable. We recommend that all proposed ADA compliant ramps be clearly labeled on the site plan.

The submitted environmental impact statement indicates that multiple NJDEP Wetland permits will be necessary for this development. We recommend that notes be placed within the site plan indicating those permits. This property is located within the Great Swamp watershed.

The Morris Division of Engineering & Transportation has reviewed the stormwater management report and has found the proposed stormwater management measures acceptable. The Morris County Planning Board recommends that the applicant provide measures to infiltrate the rooftop runoff and install a water quality treatment device prior to the discharge outfall.

COUNTY REQUIREMENTS (R.S. 40:27-6.7)

Approval of this site plan is withheld pending the following:

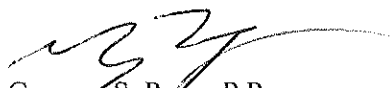
1. Clearly show and label ADA compliant ramps for the sidewalk at the driveway:
 - a. Provide all appropriate details;
2. Show sight distance lines for the driveway in compliance with County Land Development Standards Section 504C;
3. Clearly show and label depressed curb across driveway:
 - a. Provide County Granite Block Curb Detail 500-08; (enclosure for TWT)
 - b. Provide County Granite Block Depressed Curb Detail 500-09; (enclosure for TWT)
4. Show saw cut limits for proposed utilities and curbing within Southern Boulevard;
 - a. Provide County HMA Pavement Detail 500-14; (enclosure for TWT)
 - b. Provide County Trench Detail 500-15; (enclosure for TWT)
5. Provide copies of all NJDEP permits.

If you have any questions concerning this report, please contact Gregory Perry, P.P. Supervising Planner at (973) 829-8120.

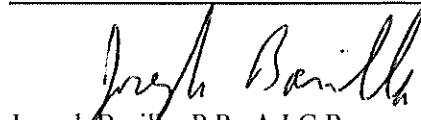
PROCEDURAL CONDITIONS

Prior to the start of any work in the County right-of-way, a Permit must be applied for and issued by the County Division of Engineering. When applying for a Permit, a copy of the Morris County Planning Board approval report and one set of the approved plans must be submitted to Mauricio Cabrera, Supervising Engineer, County Division of Engineering and Transportation, P.O. Box 900, Morristown, NJ 07963-0900, (973) 285-6750. This office is located at 30 Schuyler Place, 3rd floor, Morristown.

MORRIS COUNTY PLANNING BOARD



Gregory S. Perry, P.P.
Supervising Planner



Joseph Barilla, P.P., A.I.C.P.
Planning Director

cc: Morris County Planning Board Members
Chatham Family Apartments, LLC
Damier O. Del Duca, Esq.
Rodman R. Ritchie, P.E., TWT (enclosures)
M. Cabrera, County Engineering
D. Dellagiacoma, County Engineering